



Namu Road

Bournemouth, BH9 2QZ

Guide Price £475,000

- No Forward Chain
- Lounge/Diner and Sun Lounge
- Kitchen/Breakfast Room
- En-Suite and Family Bathroom
- Three Bedrooms
- Driveway and Garage
- Private Rear Garden
- Level Walk to Local Amenities



HOUSE & SON

House & Son are delighted to be able to offer for sale this attractive modern detached bungalow in the sought after Talbot Park location of Bournemouth. The property is situated within close proximity to local amenities including high street and local shopping, travel links, recreational parks and choice of good schooling. The property was built circa 1980's by renowned local builder Fox Homes and occupies a good size plot. The accommodation is versatile and arranged as three bedrooms, lounge/diner, kitchen/breakfast room, sun lounge, bathroom and en-suite to master bedroom. This home is sold with no forward chain. Rarely available and highly desirable.

RECESSED PORCH

Tiled step. Wooden panelled front door with complementing side panel to entrance hall.

ENTRANCE HALL

9' 0" x 5' 0 plus communicating inner hall way" (2.74m x 1.52m)

"L"-shaped. Radiator. Coat closet and separate airing cupboard/storage.

LOUNGE/DINER

16' 0" x 11' 8" (4.88m x 3.56m)

Sliding patio doors accessing onto sun lounge, with view over private lawned garden. Radiator. TV aerial connection point.

SUN LOUNGE

View over the private and non-overlooked lawned mature garden. Access directly onto garden.

KITCHEN/BREAKFAST ROOM

11' 4" x 11' 0" (3.45m x 3.35m)

Double glazed picture window and double glazed door to rear with view over lawned established garden. Dual bowl stainless steel sink unit and drainer, mixer taps over. Range of "wooden" eye level cabinets, complementing range of fitted base units, roll top work surfaces. Part tiled walls. Built in four ring gas hob, combination oven under, "pull out" cooker filter hood extractor. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. Coved ceiling. Wall mounted gas fired boiler.

BEDROOM ONE

14' 0 into bay" x 11' 8" (4.27m x 3.56m)

Double glazed bay window to front. Extensive range of built in wardrobe furniture. Radiator. Coved ceiling.

EN-SUITE

9' 7" x 3' 0" (2.92m x 0.91m)

Obscure double glazed window to side. Shower with step up tray, tiled walls, bi-fold doors, fitted electric shower. Pedestal wash hand basin. Low level WC. Tiled walls to principal area.

BEDROOM TWO

14' 5 bay" x 11' 0" (4.39m x 3.35m)

Double glazed bay window to front. Radiator. Coved ceiling.

BEDROOM THREE/STUDY WORK FROM HOME

8' 0" x 7' 5" (2.44m x 2.26m)

Currently arranged as work from home/study. Double glazed window to side. Radiator.

BATHROOM

11' 6 max" x 5' 7" (3.51m x 1.7m)

Obscure double glazed window to side. Bath with side panel and hand grips, mixer taps over and shower attachment. Pedestal wash hand basin. Low level WC. Tiled walls, heated towel rail, radiator.

OUTSIDE FRONT

Low boundary wall, lawned garden. Easy maintenance front garden. Potential for ADDITIONAL FORECOURT PARKING.

DRIVEWAY TO SIDE

A long driveway leading to garage. Parking for several vehicles tandem style.

SINGLE DETACHED GARAGE

Up and over door. Personal access door.

REAR GARDEN

A private, non-overlooked lawned and mature garden to rear.



Ground Floor

Approx. 86.8 sq. metres (934.1 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

Energy performance certificate (EPC)

21 Haines Road Bournemouth BH9 2HH	Energy rating D	Valid until 14 March 2024
Property type Detached bungalow	Certificate number EPCB 2710-2370-2964-2633	
Total floor area 87 square metres		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements